

# Zoning Code Amendment

## Single Room Occupancy Residential Hotels (SROs)

## Parking for Emergency Shelters

Planning Commission  
Public Hearing  
January 17, 2013

STAFF PRESENTATION (PA2012-179)



# Introduction



- Zoning Code Amendment
  - Re-insert Single Room Occupancy (SRO) Residential Hotels definition, permit SROs in Commercial and Office Districts with CUP
  - Add Parking Standard for Emergency Shelters

# Background SRO



- Required by Government Code Section 65583 (c) (1)
- HCD required Housing Element Program HP 5.1.7 to re-insert definition and add provisions consistent with State Housing Element Law
- City Council approved the Housing Element including this program on November 22, 2011

# Background Emergency Shelters



- Clean-up item parking standards left-out of Code Update
- Research conducted with other Cities and operators
- Common rate required and recommended rate:
  - 1 parking space/4beds + 1/staff
  - If shelter designed with rooms for family units then 1/2 a parking space per family unit bedroom



# State Law



- 65583(c)(1)
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- (c) A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:
  - (1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

- **Housing Program 5.1.7** Amend the Zoning Code to include a definition of Single Room Occupancy (SRO) Residential Hotels and add provisions that would permit SROs within the commercial and office zoning districts with the approval of a use permit. No standard set of conditions or use restrictions on SROs shall be established; instead, each application should be evaluated individually and approved based upon its own merits and circumstances. (*Imp 2.1, 25.1*)
- *Responsibility: Planning Division, Planning Commission and City Council*
- *2008-2014 Objective: Adoption of the amendment shall be completed by the end of Fall 2011.*



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